

## Edmonton Alberta

\$265,000

Lovely 2 bed/2bath PLUS den has tons of space. It features an open concept design with bedrooms tucked away from the living space. The large open kitchen includes upgraded granite countertops with SS appliances and opens onto the dining and family room, and the covered patio offers a private oasis with gas hook-up to BBQ year round. The massive primary bedroom includes a 4 pc. ensuite and walk-through closet, and the second bedroom offers tons of space to spread out! Your home also comes complete with in-suite laundry and a den - as well as central A/C for the summer and a fireplace for cozy winter nights. Also included is a titled underground parking stall c/w storage unit. Enjoy fantastic amenities with an exercise room, social/games/theatre room and guest suite rental for extra visitors. Close to shopping, schools, public transit, and just off the Henday to zip anywhere in the city! (id:6769)

Living room  $12'7 \times 13'6$ Dining room  $6'4 \times 13'6$ Kitchen  $9'6 \times 12'5$  Den 6'11 x 10'8 Primary Bedroom 21'6 x 12'3 Bedroom 2 12'1 x 11'11 Listing Presented By:



Originally Listed by: Liv Real Estate



## **RE/MAX River City**

13120 St Albert Trail NW, Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653) homes4u@corinneoneil.com

The property information on this website is derived from the Canadian Real Estate Association"s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.